

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON JULY 9, 2008 IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

**CALL TO ORDER:**

Mr. Miller, Chair called the meeting to order and Mr. Seitz, Secretary, established the presence of a quorum.

Present:        Robert Miller, Chair  
                 William Seitz, Secretary  
                 Steve Cochran, Member  
                 Steve Howard, Member  
                 Walt Haynes, Vice Chair  
                 David Moore, Member  
                 Bryan Rice, Member  
                 Malvin Wells, Member  
                 John Muffo, Board of Supervisors Liaison  
                 Dari Jenkins, Planning & Zoning Administrator  
                 Brea Hopkins, Zoning Technician

Absent:         Frank Lau, Member

**PUBLIC ADDRESS:**

None

**APPROVAL OF AGENDA:**

On a motion by Mr. Cochran, seconded by Mr. Howard and unanimously carried the agenda was approved as presented.

**PUBLIC HEARING:**

A request by Phillips Family Trust, (Agent: Debbie Balser, NTELOS) for a special use permit on approximately 53.893 acre tract(s) in an Agriculture (A-1) zoning district to allow a 100' telecommunication tower. The property is located east of Riner Road (Rt. 8), accessed by a private driveway located 200 feet south of 3148 Riner Road, and is identified as Tax Parcel No(s). 106- 4 10B,10A,1\* (Acct No. 014354), in the Riner Magisterial District (District D). The property currently lies in an area designated as Resource Stewardship in the Comprehensive Plan.

Mr. Miller introduced the request.

Ms. Jenkins discussed the request from NTELOS to allow construction of a 100 foot tower. The property is located within an Agriculture Forestal District; however, requests for towers within AFD districts have been reviewed and are deemed to be allowable. The tower will be monopole design with flush mounted antennae and associated ground equipment. Space at 70 ft. will be provided for Montgomery County Emergency Services. The tower site was relocated from the preferred site on the ridge to the proposed location. The cattle will continue to be pastured. Additional fencing and landscaping has been proposed for protection. Trees will be planted between the site and Ms. Phillips property to address the concern she had regarding the view of the tower. Ms. Jenkins reviewed photos,

video, and maps of the property. GIS staff prepared an orthographic presentation to show the areas the tower would be visible if constructed at the proposed height.

Mr. Miller opened the public hearing.

Mr. Will Dibling, Representative for Ntelos, stated the tower would be located in an ideal area. The goal is to provide coverage to the neighborhoods and schools in the area. The policy of Ntelos is to construct new towers as a last resort. Co-location is always the first priority to reduce costs. Ntelos is in an area of poor coverage and is currently located on the two closest structures in the area. There will be space for two other locators plus emergency services on the proposed tower. He discussed the proposed screening and fencing to buffer the tower site. Along the Phillips property line additional Cypress trees will be planted and protected by a fence. No lighting will be installed on the tower. The proposal is consistent with the overall comprehensive plan. All conditions recommended by staff are acceptable and will be complied with by Ntelos.

Mr. Haynes asked where Ntelos is currently located within the area.

Mr. Tony Edmunds, Ntelos, stated the first site is on an AEP site along Interstate 81 and the other site is a collocation on the Verizon tower to the south. The second location is not active at this moment.

There being no further speakers, the public hearing was closed.

Mr. Moore stated the request met all comprehensive plan guidelines

Mr. Seitz stated the proposed tower is in an area that is void of vegetation. The tower is going to be prominent and an eyesore. This goes to the limit of what should be allowed.

Mr. Rice stated he preferred the monopole stealth design. The applicant has done a good job at minimizing impact and providing additional screening.

Mr. Miller stated the stealth tower is preferable and the applicant has answered all concerns.

Mr. Haynes stated he was concerned with the proposed fencing due to possible decay of wooden boards. A green chain link would still be aesthetically pleasing.

On a motion by Mr. Moore, seconded by Mr. Wells and carried by a 7-1 vote (Seitz opposed, Cochran absent) the planning commission recommended approval of the request by Phillips Family Trust, (Agent: Debbie Balser, NTELOS) for a special use permit on approximately 53.893 acre tract(s) in an Agriculture (A-1) zoning district to allow a 100' telecommunication tower with the following conditions:

1. Tower shall not exceed a total overall height of 105 feet inclusive of the proposed lightening rod with a ground elevation of 2,068 ft. Tower shall not have lighting. Tower shall have a base diameter not to exceed 30 inches and a top diameter of 24 inches (proposed size requested from applicant).
2. Site development shall be in substantial conformance with the plans entitled, "nTelos Proposed 100' Monopole Tower, Riner – RN770, 3140 Riner Road", prepared by Terradon Corporation, dated April 17, 2008 and received by Montgomery County on June 25, 2008.
3. Tower shall be of a "monopole stealth design" where all antennae shall be flush mounted (distance between face of pole and outer face of antennas not to exceed 12 inches) on the structure. Tower shall be painted brown (Wooden Cabin or similar). All wiring and cables shall be located inside the pole structure.
4. Engineering plans signed and sealed by a licensed engineer in the State of Virginia shall be submitted to and approved by the Building Official prior to issuance of a building permit.

5. No platforms or dishes shall be permitted on the structure above the tree line.
6. Tower shall meet all regulations found in Section 10-48(6) of the Montgomery County Zoning Ordinance.
7. Backup generator, if applicable, shall not be fueled by any liquid fuel source.
8. Owner/agent shall provide emergency services antennae space on the proposed tower for the agreed upon rental rate of \$1 per year subject to the structural capacity of the tower and provided that emergency service antennae do not provide radio frequency interference to other antennae located upon the tower. Emergency service providers shall provide equipment. Tower owner/agent shall install the antennae at market rate.

There being no further business, the meeting was adjourned.